



Office of the Mayor and Town Council

Roger Coriat
Council Member

MEMORANDUM

To: Honorable Mayor and Members of the Town Council

From: Roger Coriat, Council Member Seat 3

Date: May 15, 2019

Re: Amending the Town Land Development Regulations: Revising Chapter 3 regarding the ER, Estate Residential, SR, Single Family Residential District, and the MR, Multifamily Residential District (*First Reading*)

REQUEST

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, AMENDING SECTION 3-54, "ER, ESTATE RESIDENTIAL DISTRICT" RELATING TO TABLE OF STANDARDS; AMENDING SECTION 3-55, "SR, SINGLE FAMILY RESIDENTIAL DISTRICT" RELATING TO TABLE OF STANDARDS; AMENDING SECTION 3-56, "MR, MULTIFAMILY RESIDENTIAL DISTRICT" RELATING TO TABLE OF STANDARDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE

BACKGROUND AND ANALYSIS

I have worked with Town staff and legal counsel to develop the proposed Ordinance. The goal of this Ordinance is to create a section in the Town's Land Development Regulations that augments policies regarding the protection of conservation lands in the Town, thereby strengthening our existing Green Development Standards, reflecting the vision of the Town and its residents.

The purpose of the amendment to setbacks and maximum impervious surface coverage when adjacent to Conservation Zoning, is to establish administrative procedures which minimize the negative environmental impacts of development; reduce the use of natural resources; create a healthier and more sustainable living environment; reduce greenhouse gas emissions; promote economic and environmental health through sustainable and environmentally friendly design parameters; and provide leadership to both the private and public sectors in the area of green building practices in the Town. To assist in implementation of sustainable building practices and strategies that reduce greenhouse gas emissions, a more efficient use of materials and a reduction in noxious chemicals, the green building initiatives listed in Article V are required.





The Town's Growth Management Plan contains the most comprehensive selection of green objectives and policies, providing the primary green policy direction for the Town. The proposed Ordinance will implement additional standards in compliance with Objective C-5: "The Town will conserve and protect the remaining natural systems of Cutler Bay in recognition of the inherent values of these areas left in their natural state."

The Town's adopted Green Master Plan (via Resolution No. 18-02) analyzes green goals, policies, projects and develops activities to further enhance the Town's sustainability goals. Element 4: Environmental Resources states "the Town shall advocate for wetlands protection through stringent Code wetland standards."

I share the opinion with many of our residents, that areas of the Town designated as Conservation must be protected, both from development and from the detrimental effects of adjacent development, including but not limited to stormwater runoff. The Town's zoning map is attached, depicting the amount of acreage within our Town classified as Conservation.

The proposed Ordinance will establish a section in the Land Development Regulations regulating development adjacent to environmentally sensitive lands. This will reinforce existing provisions of the Land Development Regulations, and enhance residents' quality of life by further protecting environmentally sensitive lands.

RECOMMENDATION

It is recommended that the Town Council adopt the approval of the attached Ordinance amending Chapter 3 of the Town Code, Land Development Regulations.

ATTACHMENT(S)

- Attachment A – Town Zoning Map

